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## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES June 15, 2015

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City Hall Council Chambers \* 290 North 100 West Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

The meeting of the Logan City Historic Preservation Committee convened in regular session on Tuesday, June 15, 2015. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, Amy Hochberg, David Lewis, Gary L. Olsen

Committee Members Absent: Thomas Graham, Keith Mott, Christian Wilson

Staff Members Present: Mike DeSimone, Russ Holley, Amber Reeder, Debbie Zilles

Minutes as written and recorded from the May 4, 2015 meeting were reviewed. Ms. Goodwin moved that the minutes be approved as submitted. Ms. Hochberg seconded the motion. The motion was unanimously approved.

### **PUBLIC HEARING**

**HPC 15-003 22 E. Center St. Exterior Wall Mural** [Certificate of Appropriateness] Andrea McCulloch/Temple Fork Holdings, authorized agent/owner, request an exterior wall art mural on the west façade of the building located on .06 acres at 22 E. Center Street in the Town Center-Historic District (TC-HD) zone; TIN 06-029-0011.

**STAFF:** Mr. Holley reviewed the request to adhere a wall art mural consisting of a thin 25' x 25' aluminum printed material on the west façade near the front of the building. The mural depicts a blacksmith and his young apprentice working together; however, the proposed program is to periodically rotate the art content to showcase different artists and pieces of artwork. The mural does not contradict the building's architectural style because side façades are relatively blank and do not contain the architectural elements that distinguish or give historic value or character to the structure. Although artistic content cannot be regulated as per Constitutional rights, obscenities and commercial advertisement are prohibited per Logan City codes and ordinances.

The project was reviewed and approved by the Planning Commission on May 14, 2015 with the recommendation for additional approval by the Historic Preservation Committee as per Land Development Code (LDC) §17.40.070.A.8.

**PROPOSER:** None

**PUBLIC:** None

**COMMITTEE:** Ms. Goodwin expressed concern that the content of the art cannot be regulated in the historic district. Mr. DeSimone advised that although the Committee cannot control the actual content, elements such as size and color can be restricted and/or regulated.

Mr. Holley pointed out that if the building were ever sold, the permit (for the art mural) would remain with the structure unless abandoned, which, after a period of time would become void.

Mr. DeSimone confirmed for Chairman Lewis that if the mural were to become cracked or begin peeling it would be deemed out of compliance.

Mr. Holley explained that the art will be adhered directly to the façade and will typically be peeled off after 2-3 layers.

Mr. Holley explained that the total space allowed will be 25'x25' and cannot extend beyond those parameters which should not be a problem as the portion of the wall which will be used is very limited.

Mr. Olsen asked if the size could change. Mr. DeSimone said that it could, however, it could not be any larger than approved.

Chairman Lewis pointed out that this is setting a precedent, which can be a concern; however the Planning Commission did include quite a few conditions of approval.

Chairman Lewis asked about lighting. Mr. Holley explained that there would be a subtle wash of light from the top of the building. Lighting of signs is allowed and will have to meet all applicable regulations.

Mr. Holley confirmed for Chairman Lewis that even though this is an art mural, it is considered non-commercial signage which is why it is being reviewed by this Committee.

Mr. Olsen asked if the art could contain script. Mr. Holley said it could as long as it was not commercial content.

Mr. Olsen asked about a time limit on the approval. Mr. Holley advised that a sunset clause would not be appropriate; however, the frequency of the art being changed out could be controlled and/or limited. Mr. Olsen noted that with the cost and the amount of work going into this displays, anything less than 6 months would not seem appropriate.

Chairman Lewis said he is a fan of the concept and believes this is the perfect spot for a mural. He is pleased with the conditions put in place by the Planning Commission.

Ms. Goodwin does not agree with the fact that the actual content cannot be controlled within the historic area.

**MOTION:** Mr. Olson moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for an exterior wall art mural to the west façade of the building located at 22 E. Center Street as outlined in HPC 15-003 with the conditions of approval as listed below. Ms. Hochberg seconded the motion.

#### CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The mural/wall art size and shape shall be limited 25'x25' and positioned in the same location on the west façade as proposed in the submitted drawings.
3. The mural/wall art shall be either painted onto the wall or flush-mounted on the wall.
4. The mural/wall art must be neatly maintained. No fading, rips, peeling or cracks permitted.
5. No digital displays or electronic message centers are permitted for this mural/wall art.
6. No commercial messages or advertising content (or intent) shall be included the mural/wall art.
7. The mural/wall art shall not be obscene in nature as defined in Utah state law.
8. The mural/wall art shall be consistent with the Logan City Historic District Design Guidelines
9. The mural/wall art shall not be three-dimensional or project out from the façade wall.

10. Excessively bright, neon or metallic colors shall not be used.
11. Commercial signs may be allowed on this façade, in addition to the mural, if they remain under 10% of the first floor wall area and receive an approved sign permit prior to installation.
12. Any future changes to the mural/wall art design must comply with all the conditions of approval.
13. Mural/wall art content is not regulated by this permit.
14. Any lighting associated with this project shall be downcast and oriented inward so that only the wall is illuminated and glare is not projected onto neighboring properties.
15. A written easement agreement shall be granted by the Center Street Grill property owner for access. Art equipment shall not block the driveway access to the Center Street Grill property or be placed in the public right-of-way.
16. A Certificate of Appropriateness issued by the Historic Preservation Committee shall be obtained prior to installation.

#### FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the mural will not interfere with the architectural design of the building.
2. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plan preparations.
3. The project meets the goals and objectives of the Town Center (TC) zone within the Logan General Plan by providing unique urban spaces.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. The mural/wall art is appropriately sized and proportionate to the overall building façade.

[Moved: Gary Olson    Seconded: Amy Hochberg    **Passed: 3-1]**

Yea: T. Graham, A. Hochberg, G. Olsen    Nay: V. Goodwin    Abstain:

Meeting adjourned at 12:39 p.m.

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Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of June 15, 2015.

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Michael A. DeSimone  
Community Development Director

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David Lewis  
Historic Preservation Committee Chairman

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Russ Holley  
Senior Planner

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Amber Reeder  
Planner II

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Debbie Zilles  
Administrative Assistant